

Issued: August 3, 2016

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, AUGUST 1, 2016
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

CALL TO ORDER/ROLL CALL: 7:00 P.M.

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioners: Michele Maresca; Alternates: Gordon Binkhorst; Liz Gillette; Staff: Todd Dumais, Town Planner/TPZ Secretary

ABSENT: Commissioners: Michael Seder and John O'Donnell; Alternate: Mishone Donelson; Staff: Catherine Dorau, Associate Planner; Kimberly Boneham, Deputy Corporation Counsel

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, July 6, 2016.
Motion/Maresca; Second/Binkhorst; Vote 3-0; Voting: Maresca, Binkhorst, Ahern

COMMUNICATIONS:

2. **North Main Street Bridge Rehabilitation** – Application (IWW#1020) Communication from Duane Martin, Town Engineer, requesting an extension of time to initiate the authorized regulated activity, pursuant to Section 11.8 of the Inland Wetlands and Watercourses Regulations.
Motion to approve the request for a two-year extension. Motion/Prestage; Second/Maresca; Vote 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).

NEW BUSINESS:

3. **1358 New Britain Avenue (aka 7, 15, & 17 Berkshire Road)-** Application (SUP #1134-R1-16) of West Hartford United Methodist Church (Ken Shuskus, President of Trustees) requesting Special Use Permit approval to modify the parking area and construct a gazebo on a portion of newly acquired land at 15 and 17 Berkshire Road, which is adjacent to the parking lot. (Submitted for TPZ receipt on August 1, 2016. Suggest required public hearing be scheduled for September 7, 2016.) ***Required Public Hearing Scheduled for 9-7-16. Motion, Prestage; Second/Maresca; Vote: 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).***
4. **153 Hunter Drive-** Application (IWW #1048) of Norman Abare, R.O., seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes regrading of portions of the side and rear yard and to construct an approximately two (2) foot high retaining wall, arborvitae plantings, and fencing. The proposed is within the 150 ft. regulated area. (Submitted for IWWA receipt on August 1, 2016. Presented for determination of significance.) ***Determined to be potentially significant and set for public hearing on 9-7-16. Motion/Prestage; Second/Binkhorst; Vote: 3-2 (Maresca and Gillette voting no) (Gillette seated for Seder; Binkhorst seated for O'Donnell).***

OLD BUSINESS:

5. **37 LaSalle Road - McLadden's Irish Publick House -** Application (SUP #1189-R1-16) of Michael Ladden, Owner of McLadden's Irish Publick House (Lexham Street Retail, LLC, R.O. of property know as 25-43 LaSalle Road) requesting Special Use Permit approval to amend SUP #1189 to increase the outdoor dining seating capacity from eight (8) seats to fourteen (14). The dimensions and fencing of the outdoor dining area are to remain the same as originally approved. (Submitted for TPZ receipt on July 6, 2016. Required public hearing scheduled for August 1, 2016.) ***Approved with conditions. Motion/Maresca; Second/Prestage; Vote: 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).***
6. **139 (aka 137) North Main Street (American School for the Deaf)-** Application (SUP #1125-R1-16) of the American School for the Deaf (Thomas Wood) requesting Special Use Permit approval to operate a Nursery program (Tiger Cubs Nursery Program) with a licensed capacity of a maximum of fifty-three (53) children. (Submitted for TPZ receipt on July 6, 2016. Required public hearing scheduled for August 1, 2016.) ***Approved with conditions. Motion/Gillette; Second/Prestage; Vote: 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).***
7. **1344 New Britain Avenue (aka 8 and 10 Berkshire Road) -** Application (IWW #1046) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct

two (2) single-family homes as part of a proposed subdivision. The two lots are located across the street (New Britain Avenue) from Wolcott Park which is identified as wetland soils per the Town map. One of the driveways and part of the site development for both homes falls within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016. Determined to be potentially significant and set for public hearing on August 1, 2016.) ***Approved with conditions. Motion/Binkhorst; Second/Prestage; Vote: 4-0 (Maresca recused herself) (Gillette seated for Seder; Binkhorst seated for O'Donnell).***

8. **1344 New Britain Avenue (aka 8 and 10 Berkshire Road)** - Application (SUB #297) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) requesting approval of a four (4) lot residential subdivision on .96 acres of land in a R-6 single family zone. (Submitted for TPZ receipt on July 6, 2016. Set for public hearing on August 1, 2016.) ***Approved with conditions. Motion/Prestage; Second/Binkhorst; Vote: 4-0 (Maresca recused herself) (Gillette seated for Seder; Binkhorst seated for O'Donnell).***
9. **114 Waterside Lane-** Application (IWW #1047) of Haz-Pros, Inc., Clayton Kilbourn, President, (Linda Goldfarb, R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Wood Pond). The applicant proposes to install an in-ground salt water pool approximately 22' x 36' with a waterfall feature and encircling masonry paver patio and walk. The proposed activity is within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016. Determined to be potentially significant and set for public hearing on August 1, 2016.) ***Approved with conditions. Motion/Maresca; Second/Gillette; Vote: 4-1 (Prestage voting no) (Gillette seated for Seder; Binkhorst seated for O'Donnell).***

OLD BUSINESS- PUBLIC HEARING AND DECISION RESCHEDULED FOR AUGUST 1, 2016:

10. **162 Shield Street (Cora Cora) (AKA 138 Shield Street)**- Application (SUP #1293) of Cora Cora seeking Special Use Permit approval for a total of forty (40) seats for outdoor dining with permanent fencing, a fixed awning with fabric and clear vinyl panels for protection during inclement weather. The applicant is also proposing speakers for music and infrared heaters. (Submitted for TPZ receipt on June 6, 2016. Required public hearing scheduled for July 6, 2016. At the request of the Applicant, public hearing rescheduled to August 1, 2016.) ***Approved with conditions. Motion/Binkhorst; Second/Prestage; Vote: 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).***

TOWN COUNCIL REFERRALS AND REQUEST FOR REPORTS:

11. **Ordinance- Revising Policies and Procedures for the Collection of Refuse-** Town Council Resolution revising policies and procedures for the collection of refuse. (Town Council receipt on July 26, 2016. TPZ receipt on August 1, 2016.) ***Motion to***

recommend approval/Maresca; Second/Binkhorst; Vote: 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).

TOWN PLANNER'S REPORT:

12. Flood Prone Property Information & Annual FEMA CRS Update *Received by TPZ.*

ADJOURNMENT: *Motion to adjourn/Prestage; Second/Binkhorst; Vote: 5-0 (Gillette seated for Seder; Binkhorst seated for O'Donnell).*

U: shareddocs/TPZ/Agenda//2016/August 1Draft Minutes